

# \$509,900 - B, 53022 Twp Rd 744, Sexsmith

MLS® #A2224578

## \$509,900

4 Bedroom, 2.00 Bathroom, 1,599 sqft

Residential on 18.30 Acres

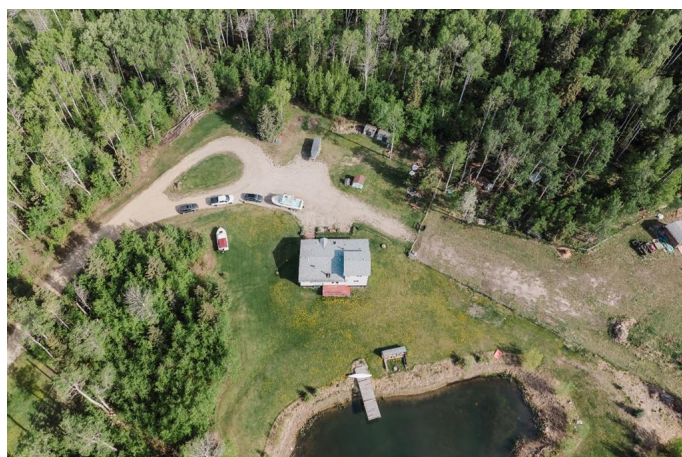
NONE, Sexsmith, Alberta

This property is calling you! 18.3 acres of stunning and private acreage living starts here. The location does not get better, 25 minutes north of Grande Prairie on Webster road featuring pavement right to the driveway. This serene property is set up for horses, has a beautiful dugout with a dock and plenty of singing birds. The manufactured home features 3 bedrooms on the main floor along with 2 full bathrooms. An addition has been built as an upper level to accommodate a 4th bedroom or multi-purpose space, giving you a total of just under 1,600 sqft. The main level also features an open floorpan from the kitchen to living room with ample natural light. Do you picture yourself here? Contact a Realtor of your choice and book a showing today- This property wont last long!

Built in 2007

## Essential Information

MLS® #	A2224578
Price	\$509,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,599
Acres	18.30
Year Built	2007
Type	Residential



Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	B, 53022 Twp Rd 744
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### Amenities

Utilities	Natural Gas Connected
Parking	None

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard, Dock
Lot Description	Private, Treed, Pasture, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	May 26th, 2025
Days on Market	12
Zoning	CR-5

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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